

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE OWINGS-ALLEN-MILLER HOUSE LOCATED AT 1405 EAST CESAR CHAVEZ STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN COMBINING DISTRICT FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (CS-MU-CO-H-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district on the property described in Zoning Case No. C14H-2016-0112, on file at the Planning and Zoning Department, as follows:

Lot 3, Block 1, Outlots 34 and 46, Division O, Welch Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 1, Page 28 of the Plat Records of Travis County, Texas (the "Property"),

generally known as the Owings-Allen-Miller House, locally known as 1405 East Cesar Chavez Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses for the Property:

- | | |
|----------------------------------|-------------------------------|
| Adult-oriented businesses | Commercial off-street parking |
| Campground | Convenience storage |
| Communication service facilities | Equipment repair services |
| Equipment sales | Kennels |
| Pawn shop services | Residential treatment |

Vehicle storage
Transportation terminal

Outdoor entertainment
Drop-off recycling collection
facilities

33 B. The following uses are conditional uses for the Property:
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Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing of any type	Building maintenance services
College and university facilities	Communications services
Construction sales and services	Custom manufacturing
Electronic prototype assembly	Exterminating services
Guidance services	Hospital services (limited)
Hotel-motel	Indoor entertainment
Limited warehousing and distribution	Local utility services
Off-site accessory parking	Outdoor sports and recreation
Research services	Restaurant (limited)
Restaurant (general)	Service station

35 C. The maximum height of a building or structure on the Property is limited to 40
36 feet.
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38 D. A drive-in service use as an accessory use to a restaurant (general) use or a
39 restaurant (limited) use is a conditional use.
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42 Except as specifically restricted under this ordinance, the Property may be developed and
43 used in accordance with the regulations established for the general commercial services
44 (CS) district and other applicable requirements of the City Code.
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46 **PART 3.** The Property is subject to Ordinance No. 20001214-020 that established the East
47 Cesar Chavez Neighborhood Plan.
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PART 4. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

_____, 2016

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§
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Steve Adler
Mayor

APPROVED: _____

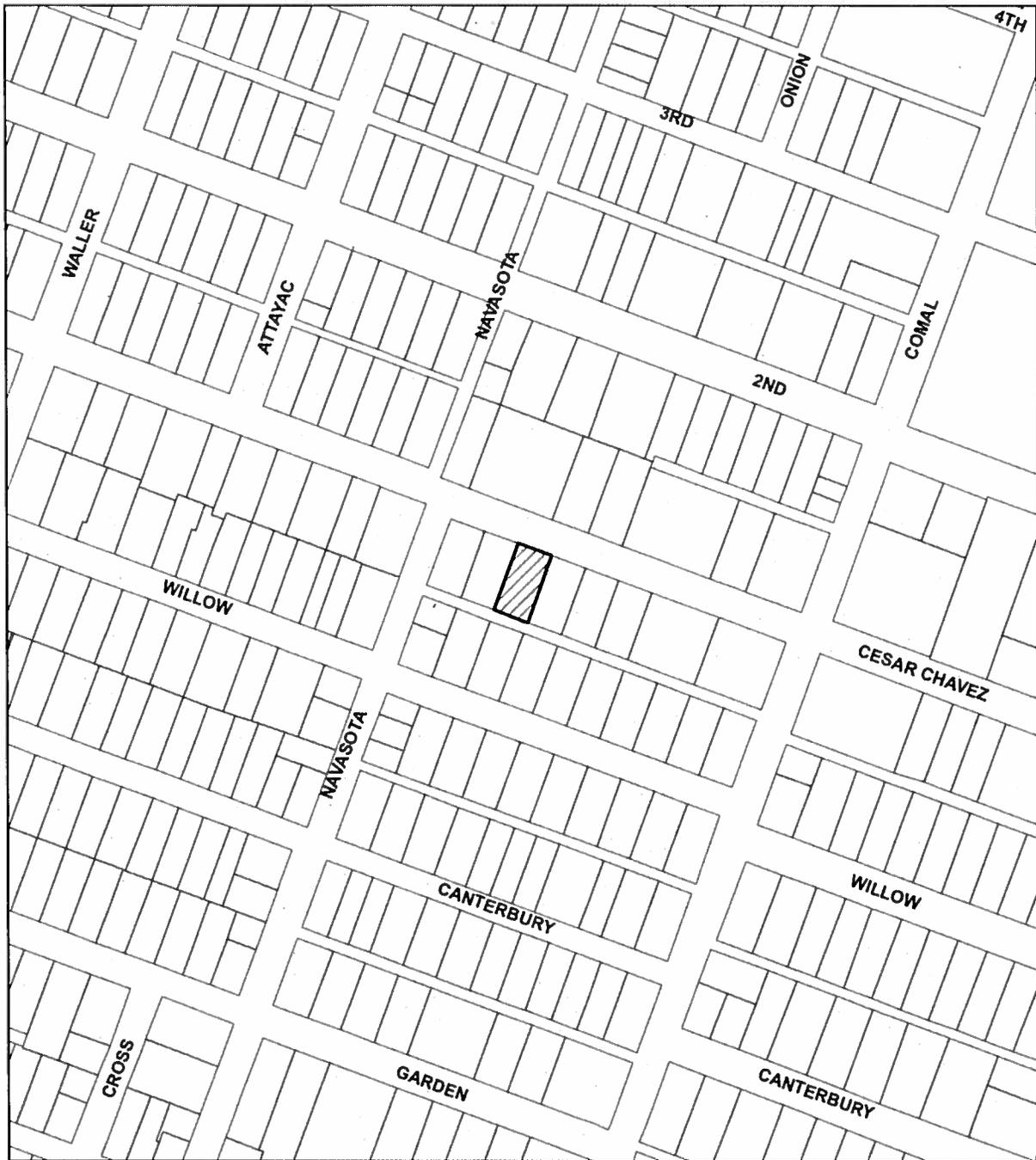
Anne L. Morgan
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

DRAFT

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-2016-0112
 1405 CESAR CHAVEZ ST



1" = 208'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.